098.0	0005	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,082,500	/	1,082,500
USE VALUE:	1,082,500	/	1,082,500
ASSESSED:	1,082,500	/	1,082,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANDAU MATTHEW J & AMY E
Owner 2:	
Owner 3:	
Street 1:	61 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDAU MATTHEW J & AMY E -
Owner 2:	-
Street 1:	61 WINCHESTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,609 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 2687 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8609.000	607,700		474,800	1,082,500
Total Card	0.198	607,700		474,800	1,082,500
Total Parcel	0.198	607,700		474,800	1,082,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.81 | /Parcel: 402.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	63914
GIS Ref	
GIS Ref	
Insp Date	11/02/18

!7967!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0005-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	607,600	0	8,609.	474,800	1,082,400	1,082,400	Year End Roll	12/18/2019
2019	101	FV	438,300	0	8,609.	474,800	913,100	913,100	Year End Roll	1/3/2019
2018	101	FV	438,300	0	8,609.	407,000	845,300	845,300	Year End Roll	12/20/2017
2017	101	FV	438,300	0	8,609.	379,800	818,100	818,100	Year End Roll	1/3/2017
2016	101	FV	438,300	0	8,609.	325,600	763,900	763,900	Year End	1/4/2016
2015	101	FV	421,400	0	8,609.	291,700	713,100	713,100	Year End Roll	12/11/2014
2014	101	FV	421,400	0	8,609.	270,000	691,400	691,400	Year End Roll	12/16/2013
2013	101	FV	421,400	0	8,609.	257,400	678,800	678,800		12/13/2012

PRINT

Date	Time
12/10/20	22:33:47

LAST REV

Date	Time
06/19/19	11:45:55
apro	
7967	

USER DEFINED

Prior Id # 1:	63914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	1999
LandReason:	Add
BldReason:	Add
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAISMAN JULIEN	31401-447		5/15/2000		569,000	No	No		
MELVILLE & WALL	21714-130		1/28/1992		295,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2018	1113	Redo Bat	41,595	C				
7/17/2018	990	Inter-De	1,000	C				
5/17/2018	636	Alterati	27,140					
8/24/1998	608	Manual	10,000					VINYL SIDING
3/20/1992	85		20,000					REM 2 BATHS & KIT

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	Meas/Inspect	BS	Barbara S
3/19/2009	Meas/Inspect	163	PATRIOT
3/6/2009	Missed Appt.	163	PATRIOT
8/30/2000	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/16/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8609		Sq. Ft.	Site		0	70.	0.79	4									474,788						474,800	

Total AC/HA:	0.19764	Total SF/SM:	8609	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	474,788	Spl Credit		Total:	474,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11563194
Const Adj.:	1.02317667
Adj $ / SQ:	154.101
Other Features:	124250
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	746565
Depreciation:	138861
Depreciated Total:	607704

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4				Baths: 2			HB 1	

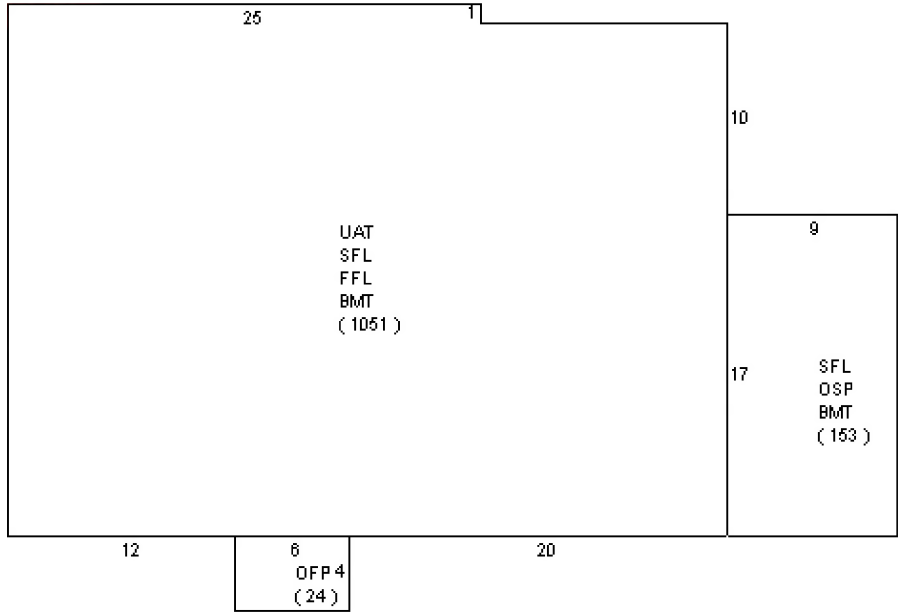
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,204	49.930	60,114
SFL	Second Floor	1,204	154.100	185,538
FFL	First Floor	1,051	154.100	161,960
UAT	Upper Attic	263	90.150	23,687
OSP	Screen Porch	153	30.710	4,698
OFP	Open Porch	24	45.020	1,080
	Net Sketched Area:	3,899	Total:	437,077
Size Ad	2255	Gross Are	4687	FinArea 2687

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
UAT	100	FLA	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	204.95
Special Features:	0	Val/Su Net:	155.86
Final Total:	607700	Val/Su SzAd	269.49

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

098.0-0005-0005.A

IMAGE

AssessPro Patriot Properties, Inc